

LIBER 1332 FOLIO 417

WHEN RECORDED MAIL TO:
CENTRALFED MORTGAGE COMPANY

DEED OF TRUST
BY AND BETWEEN
Chancellor R. Johnson
and
Debra H. Johnson, his wife
and
Ancillary Service Corporation
A California Corporation
Centralfed Mortgage Company
a Corporation

APR 24 1986
Return to:
American Title Inc.
P.O. Box 35
Relisterstown, MD 21136
FILE # 914 833-3444

Rec'd for Record April 15, 1986 At 10:57 AM Same Day Recorded & Ex'd per Charles C. Keller, CLS

[Space Above This Line For Recording Data]

LOAN# 0031586904

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on APRIL 7TH 1986. The grantor is CHANCELLOR R. JOHNSON AND DEBRA H. JOHNSON, HUSBAND AND WIFE.

ANCILLARY SERVICE CORPORATION A CALIFORNIA CORPORATION ("Trustee") The beneficiary is CENTRALFED MORTGAGE COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS

THE STATE OF CALIFORNIA, which is organized and existing under the laws of THE STATE OF CALIFORNIA and whose address is 3860 CALLE FORTUNADA, SAN DIEGO, CA 92123 ("Lender").

Borrower owes Lender the principal sum of ONE HUNDRED FORTY-SEVEN THOUSAND AND NO 7/100 Dollars (U.S. \$ 147,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on MAY 01, 2016.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in FREDERICK County, Maryland:

BEING KNOWN AND DESIGNATED AS LOT NO. 1 ON A PLAT ENTITLED "LOTS 1 THRU 4 SECTION ONE, WINDSOR ROAD HEIGHTS" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN PLAT BOOK NO. 31 FOLIO 139.

BEING THE SAME property described in a Deed dated of even date herewith and recorded or intended to be recorded immediately prior hereto among the Land Records of Frederick County was granted and conveyed by Frall Developers, Inc. unto Chancellor R. Johnson and Debra H. Johnson, his wife, the herein Grantors.

The aforesaid property having been purchased in whole or in part with the sums secured hereby.

which has the address of 11250 WINDSOR RD IJAMSVILLE
[Street] [City]
Maryland 21754 ("Property Address");
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.